

**SB 943 AN ACT CONCERNING THE RETURN OF SECURITY DEPOSITS UPON
TERMINATION OF TENANCY.**

I URGE YOU TO OPPOSE THIS BILL:

To the Honorable Legislators of Connecticut and those serving on the Housing Committee;

This bill as written is nearly impossible to comply with and sets the housing provider up for legal costs and fines for delays they have no control over.

I have done numerous tenant turnovers and can attest that meeting a 10-day limit is impossible almost 100% of the time. In some cases, the existing 30-day time limit is too short.

At tenant turnover, the gap in utility expenses from one tenancy to another is borne by the housing provider and charged against the security deposit if applicable. We do not receive the utility bills needed to make these adjustments for weeks after a tenant leaves.

At tenant turnovers where contractor work is necessary which may be chargeable against the security deposit the cost estimates can take weeks to receive as well. If costs vary due to unseen problems, the existing 30 day limit is already a huge burden. This is especially true when the outgoing tenant has caused reckless or deliberate damage or materials supply chain issues delay progress.

I urge you to oppose this bill since it puts an unreasonable burden on housing providers to meet a time restraint due to matters beyond their control.

Respectfully,

Paul Januszewski, Housing Provider